031.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	995,600 /	995,600
					USE VALUE:	995,600 /	995,600
					ASSESSED:	995,600 /	995,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG LI XIAN
Owner 2:	CHEN YIMOU
Owner 3:	
Street 1:	54 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TSAI ERNEST T H -
Owner 2:	-
Street 1:	103 GAINSBOROUGH ST
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02115

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	536,100	4,700	454,800	995,600
Total Card	0.114	536,100	4,700	454,800	995,600
Total Parcel	0.114	536,100	4,700	454,800	995,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.55 /Parcel: 340.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21817

GIS Ref

GIS Ref

Insp Date 10/07/17

!2606!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	536,100	4700	4,950.	454,800	995,600		Year end	12/23/2021
2021	104	FV	510,900	4700	4,950.	454,800	970,400		Year End Roll	12/10/2020
2020	104	FV	510,900	4700	4,950.	454,800	970,400	970,400	Year End Roll	12/18/2019
2019	104	FV	393,300	4700	4,950.	483,200	881,200	881,200	Year End Roll	1/3/2019
2018	104	FV	393,300	4700	4,950.	352,500	750,500	750,500	Year End Roll	12/20/2017
2017	104	FV	391,400	4700	4,950.	307,000	703,100	703,100	Year End Roll	1/3/2017
2016	104	FV	391,400	4700	4,950.	261,500	657,600	657,600	Year End	1/4/2016
2015	104	FV	347,000	4700	4,950.	255,800	607,500	607,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:45:30

LAST REV

Date	Time
01/28/21	11:27:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2606

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAI ERNEST T H	76594-594	1	12/31/2020		1,010,000	No	No		
TSAI ERNEST T H	34982-370		3/6/2002	Family	1	No	No		
LIN YANGSHENG &	30516-69		8/6/1999		340,000	No	No		
	14985-48		4/1/1983		115,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2009	1039	Demo gar						
10/30/2007	1000	Re-Roof	12,575	C				INSTALL GUTTERS AN

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/17/2000	Measured	268	PATRIOT
8/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05137610
Const Adj.:	1.00989902
Adj $ / SQ:	191.121
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728406
Depreciation:	192299
Depreciated Total:	536107

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

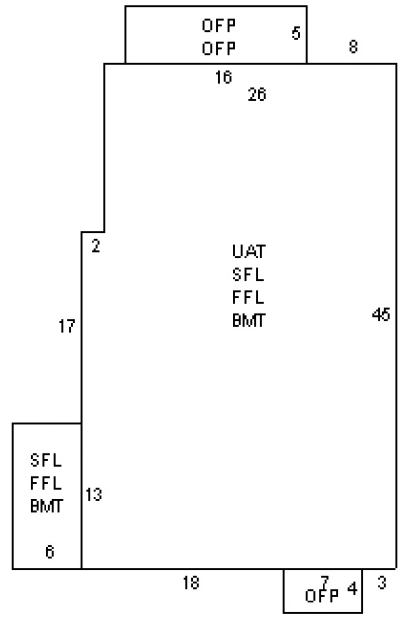
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.12
Special Features:	0	Val/Su Net:	121.29
Final Total:	536100	Val/Su SzAd	204.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	57.340	74,996
FFL	First Floor	1,308	191.120	249,986
SFL	Second Floor	1,308	191.120	249,986
UAT	Upper Attic	308	133.780	41,139
OFP	Open Porch	188	25.530	4,799

Net Sketched Area:	4,420	Total:	620,906

Size Ad	2616	Gross Area	5342	FinArea	2924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc